

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BRAND ST, ARLINGTON

## OWNERSHIP

Owner 1:	GEDDIE MELISSA &			
Owner 2:	KAGEY MICHAEL H			
Owner 3:				
Street 1:	28 BRAND ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	GEDDIE MELISSA & -		
Owner 2:	KAGEY MICHAEL -		
Street 1:	28 BRAND ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Lar
101	One Family		7670		Sq. Ft.	Site

Total AC/HA:	0.17608	Total SF/SM:	7670	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,318	Spl Credit	Total:	432,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7670.000	335,200	1,600	432,300	769,100
Total Card	0.176	335,200	1,600	432,300	769,100
Total Parcel	0.176	335,200	1,600	432,300	769,100
Source: Market Adj Cost	Total Value per SQ unit /Card:			497.16	/Parcel: 497.1

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,200	1600	7,670.	432,300	769,100		Year end	12/23/2021
2021	101	FV	324,400	1600	7,670.	432,300	758,300		Year End Roll	12/10/2020
2020	101	FV	324,400	1600	7,670.	432,300	758,300	758,300	Year End Roll	12/18/2019
2019	101	FV	252,900	1700	7,670.	438,500	693,100	693,100	Year End Roll	1/3/2019
2018	101	FV	252,600	0	7,670.	327,300	579,900	579,900	Year End Roll	12/20/2017
2017	101	FV	252,600	0	7,670.	296,400	549,000	549,000	Year End Roll	1/3/2017
2016	101	FV	252,600	0	7,670.	284,100	536,700	536,700	Year End	1/4/2016
2015	101	FV	237,800	0	7,670.	240,900	478,700	478,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
6/28/2012	External Ins	BR	B Rossignol
6/11/2012	Info Fm Prmt	BR	B Rossignol
2/14/2012	MLS	EMK	Ellen K
2/14/2012	MLS	EMK	Ellen K
2/14/2012	MLS	EMK	Ellen K
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Meas/Inspect	264	PATRIOT
1/1/1982		MS	
<b>Sign:</b>	<b>VERIFICATION OF VISIT NOT DATA</b>		

[illegible]

432,318	Spl Credit	Total:	432,300
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2023

